

3

Bedrooms



1

Bathroom

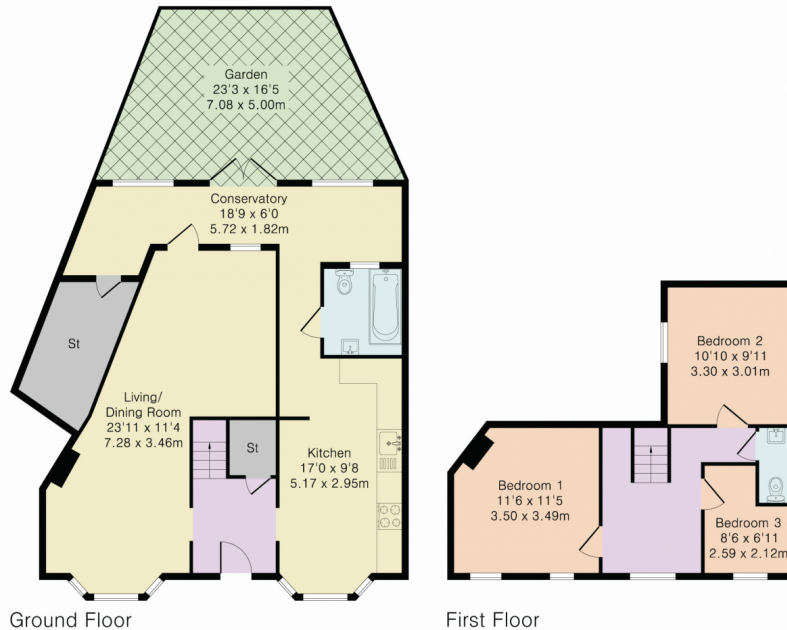




Addison Townsend are pleased to offer this very well presented double fronted period cottage with off street parking situated on this quiet residential road in Winchmore Hill. The property offers spacious through lounge/dining room, kitchen/diner, conservatory and family bathroom on the ground floor. The first floor consists of three well proportioned bedrooms and separate W.C. Further benefits include double glazing throughout, gas central heating, and a roof terrace overlooking the New River. The property is located within 0.5miles of Winchmore Hill Overground Station as well as close proximity to local shops, pubs, restaurants, bus routes and within excellent local school catchments such as Highfield Primary School and Winchmore Secondary School.



Approximate Gross Internal Area 1267 sq ft – 118 sq m
Ground Floor Area 856 sq ft – 80 sq m
First Floor Area 411 sq ft – 38 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Highfield Road, N21

